

Ribble Valley Borough Council
Development Control
Council Offices Church Walk
Clitheroe
Lancashire
BB7 2RA

Our ref: NO/2012/103211/01-L01
Your ref: 3/2011/1064
Date: 13 February 2012

Dear Sir/Madam

PROPOSED RESIDENTIAL DEVELOPMENT SCHEMES TOTALLING 113 DWELLINGS (81 MARKET AND 32 AFFORDABLE UNITS). COMPRISING 81 DWELLINGS ON LAND OFF WOONE LANE ADJACENT TO PRIMROSE PHASE 1 SITE (OUTLINE APPLICATION INCLUDING DETAILS OF ACCESS, LAYOUT AND SCALE) AND 32 DWELLINGS ON LAND TO REAR OF 59-97 WOONE LANE (DETAILED APPLICATION PLUS RELATED HIGHWAY IMPROVEMENTS AT WHALLEY RD/PRIMROSE JUNCTION SITES OFF WOONE LANE A) REAR OF 59-97 WOONE LANE AND B) LAND TO SOUTH-WEST OF PRIMROSE VILLAGE PHASE 1, CLITHEROE

Thank you for referring the above application which was received on 16 January 2012.

We have no objection in principle to the proposed development subject to the inclusion of conditions which meet the following requirements:-

Flood Risk

The application as submitted was accompanied by the following Flood Risk Assessment (FRA):

PRIMROSE MILL, CLITHEROE, PHASE 2, OUTLINE FLOOD RISK/DRAINAGE STRATEGY, PSA DESIGN, NOVEMBER 2011

We have reviewed the above FRA and we are satisfied that the proposed development will not be at an unacceptable risk of flooding or increase flood risk elsewhere. To ensure a satisfactory drainage scheme at the detailed design stage we recommend that any subsequent permission is conditioned as follows:

CONDITION No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works including the provision

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Cont/d...

and implementation, of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans.

REASON To reduce the increased risk of flooding.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the top of the bank of the main rivers Pendleton Brook and Mearley Brook.

Biodiversity

CONDITION Prior to the commencement of development, a detailed method statement for the removal or long-term management /eradication of Japanese Knotweed and Himalayan Balsam on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese Knotweed and Himalayan Balsam during any operations such as mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

REASON To prevent the spread of the non native invasive species Himalayan Balsam and Japanese Knotweed

Japanese Knotweed and Himalayan Balsam are invasive plants, the spread of which is prohibited under the Wildlife and Countryside Act 1981. Without measures to prevent its spread as a result of the development there would be the risk of an offence being committed and avoidable harm to the environment occurring.

Pollution Control

The proposed development for Site A is on the banks of Mearley Brook, which is a waterbody listed under the Water Framework Directive for improvement. Construction projects on or near watercourses often lead to silt pollution during the development phase - therefore some means of effective control needs to be in place. We therefore recommend that any subsequent planning permission is conditioned as follows:

CONDITION The development hereby permitted shall not be commenced until such time as a scheme to treat and remove suspended solids from surface water run-off during construction works has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

REASON To ensure the protection of Mearley Brook.

Land Contamination

CONDITION No development approved by this planning permission shall be commenced until:

- a) A desktop study has been undertaken to identify all previous site uses, potential

contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors has been produced.

b) A site investigation has been designed for the site using the information obtained from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to that investigation being carried out on the site.

c) The site investigation and associated risk assessment have been undertaken in accordance with details approved in writing by the local planning authority.

d) A Method Statement and remediation strategy, based on the information obtained from c) above has been submitted to and approved in writing by the Local Planning Authority.

The development shall then proceed in strict accordance with the measures approved. Work shall be carried and completed in accordance with the approved method statement and remediation strategy referred to in (d) above, and to a timescale agreed in writing by the local planning authority unless otherwise agreed in writing by the local planning authority.

If during development contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted, and obtained written approval from the local planning authority for, an addendum to the Method Statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the local planning authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

REASON

a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses and the source of contamination, pathways and receptors

b) To enable:

- A risk assessment to be undertaken,
- Refinement of the conceptual model, and
- The development of a Method Statement and Remediation Strategy

c) & d) To ensure that the proposed site investigation and remediation strategy will not cause pollution of ground and surface waters both on and off site

SUPPLEMENTARY INFORMATIVES

In England, it is a legal requirement to have a site waste management plan (SWMP) for all new construction projects worth more than £300,000. The level of detail that

the SWMP should contain depends on the estimated build cost, excluding VAT.

The developer must still comply with the duty of care for waste. Because they will need to record all waste movements in one document, having a SWMP will help to ensure compliance with the duty of care.

Further information can be found at <http://www.netregs-swmp.co.uk>

If any waste is to be used on site, the applicant will be required to obtain the appropriate exemption or authorisation from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided.

If the applicant wishes more specific advice on pollution control they will need to contact the Environment Management Team at our Preston office on 01772 714182 or look at available guidance on our website <http://www.environment-agency.gov.uk/subjects/waste>.

A copy of this letter has also been sent to the applicant/agent.

Yours faithfully

Gemma Jackson
Planning Liaison Officer

Direct dial 01772 714269

Direct fax 01772 697032

Direct e-mail nwnorthplanning@environment-agency.gov.uk

cc Mr John Wilcox